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OFFICE SUITES AT IRONWOOD OFFICE BUILDING

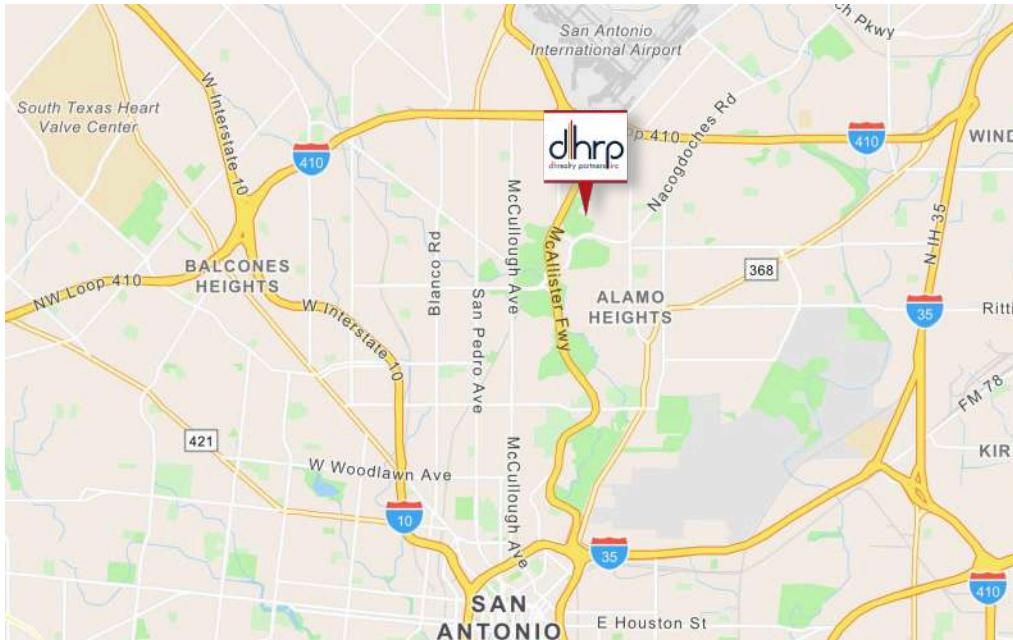
153 Treeline Park | San Antonio, TX 78209



FOR LEASE

OFFICE SUITES AT IRONWOOD OFFICE BUILDING

153 Treeline Park | San Antonio, TX 78209



HIGHLIGHTS

- Full floor opportunity
- Desirable North Central Location
- Beautiful views of Quarry Golf Course
- Within walking distance of Alamo Quarry Market
- Nearby upscale dining, shops, and residential
- Within minutes of San Antonio International Airport, The Pearl, and Downtown

LOCATION

Property is located at E Basse & Treeline Park near The Quarry Market & Golf Course.

DESCRIPTION

Office suites are available for lease on both the first and second floors of the Ironwood Building, located at E. Basse and Treeline Park near the Quarry Market and Golf Course. Suite sizes range from approximately 140 to 6,111 square feet, including a full-floor opportunity. The property is positioned in a highly accessible North Central location and offers views of the Quarry Golf Course. Tenants benefit from walkable access to Alamo Quarry Market, as well as close proximity to dining, retail, and nearby residential areas. The site is also conveniently located within minutes of San Antonio International Airport, The Pearl, and Downtown San Antonio.

AVAILABLE SPACE

1st Floor: ±6,111 SF
(Inclusive of 16% add-on factor) (3 - 5 Year Base Year Gross Lease)

2nd Floor: ±140 - ±250 SF
(12 Month Gross Lease)

BUILDING SIZE

±45,000 SF

LAND SIZE

±2.17 AC

ZONING

C-2

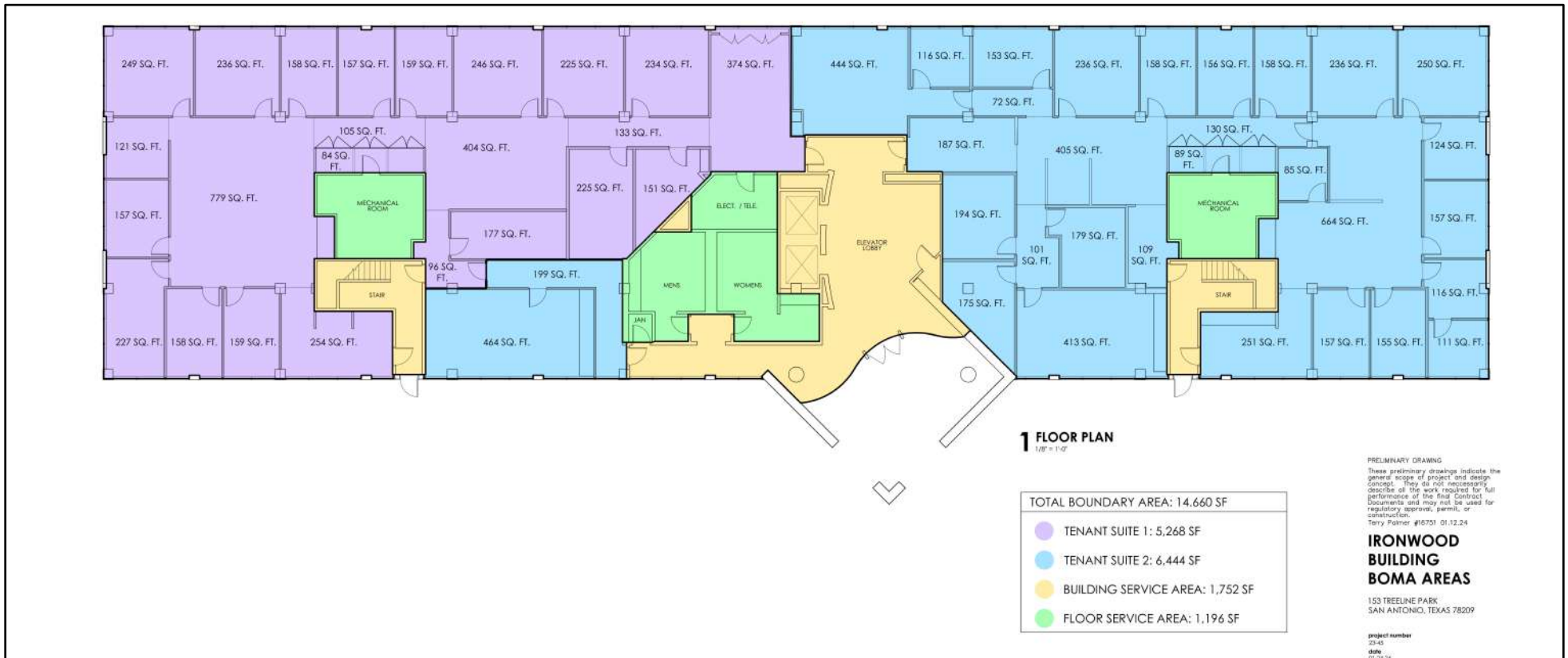
LEASE RATE

Contact Broker

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FLOOR PLAN

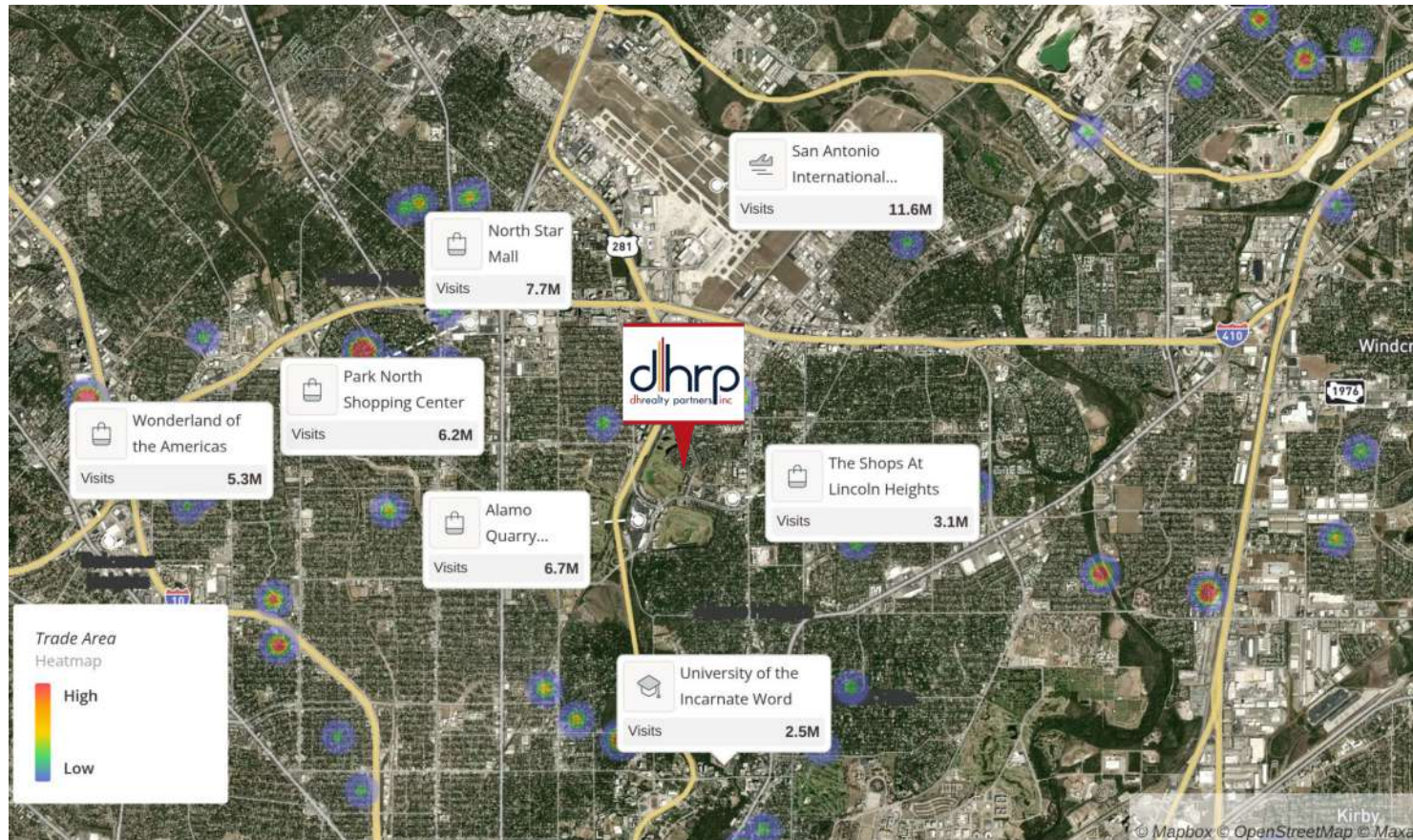


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NEARBY DESTINATIONS

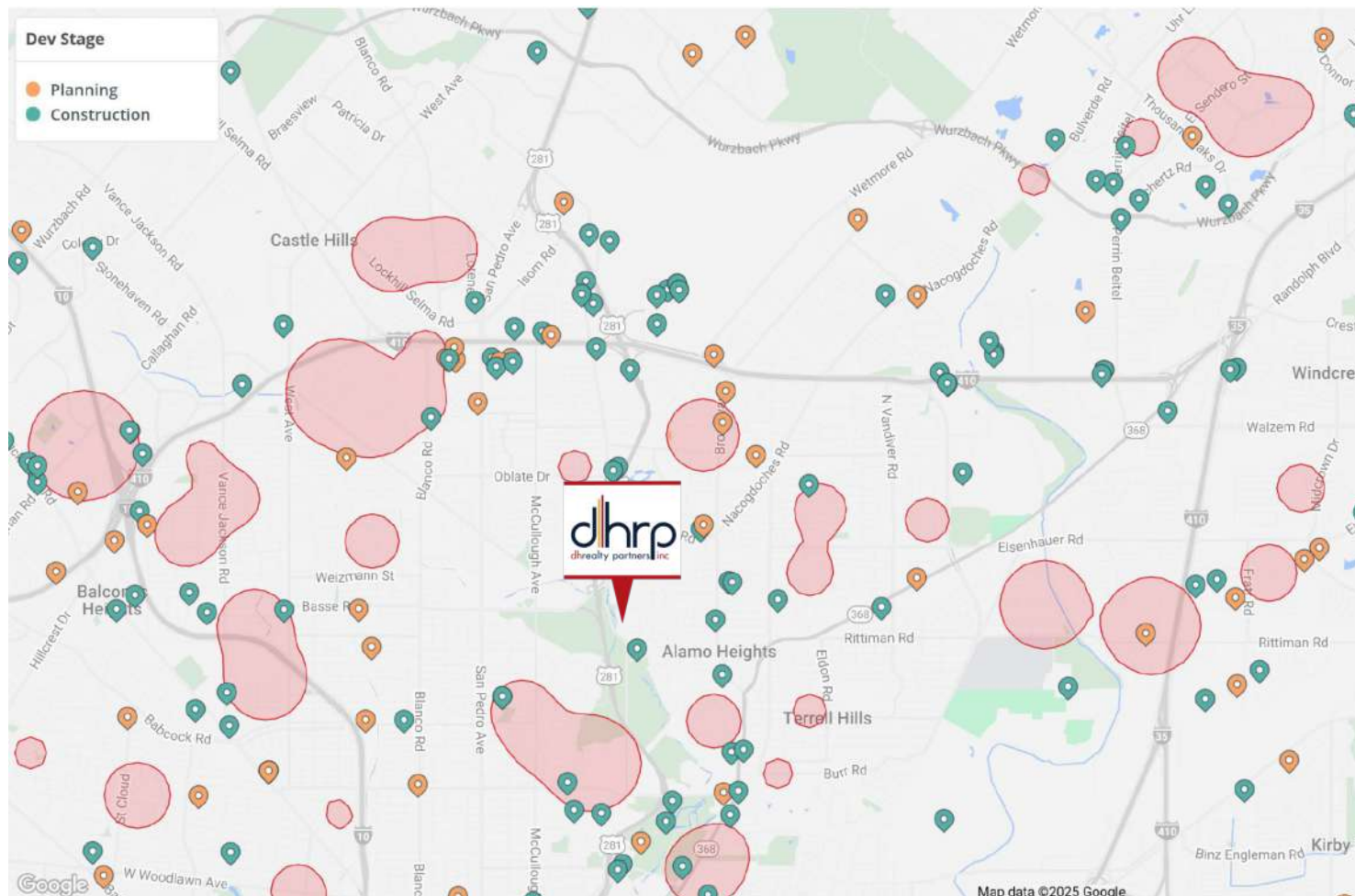


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NEARY BY CONSTRUCTION



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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as the largest DoD medical facility and a Level I Trauma Center, providing critical care to both military and civilian populations.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in healthcare and bioscience industries.

San Antonio also boasts a thriving local economy, attracting businesses with its central location, low taxes, and business-friendly policies. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone employing over 46,000 professionals. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

The city’s healthcare landscape is bolstered by the 900-acre South Texas Medical Center (STMC), home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

2.7M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

9.8%
JOB GROWTH
2018-2023

15-20%
PROJECTED
POPULATION
GROWTH

14
ACCREDITED
UNIVERSITIES &
COLLEGES

60
NEW RESIDENTS
PER DAY



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11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BUYER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Sean Briggs	835526	seanbriggs@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2